

Zoning Committee Meeting
Tuesday, January 29, 2008 @ 6:30 PM

ITEM #1

Application for a **Special Permit** under section 275-50 C (1) and 58 E (1) for the purpose of exceeding freestanding sign size to add readerboard to new Burger King Restaurant being constructed located at 1284 Memorial Drive. Applicant: FPS, Inc., Stanley J. Paulauskas, President, 158 College Highway, Southampton, MA 01073.

ITEM #2

Application for a **Special Permit** under section 275-50 for the purpose of erecting an awning 5' h x 3' proj x 30' long for Polgold Jewelers over sidewalk located at 61 Cabot Street. Applicant: Sign Techniques, Inc., John Lemanski, 361 Chicopee Street, Chicopee, MA 01013.

ITEM #3

Application for a **Special Permit** under section 275-58 C (4) for the purpose of serving alcoholic beverages at the restaurant – Royal Buffet located at 591G Memorial Drive. Applicant: Royal Buffet, Inc., Qian Zhu Li, Treasurer, 591G Memorial Drive, Chicopee, MA 01020.

ITEM #4

Application for an addition of a **DBA to a Home Occupation License**. Change to: Bright C. Ukandu, D/B/A B Big Global, 211 Poplar Street, Chicopee, MA 01013. Applicant: Same.

ITEM #5

Application for a **Home Occupation License** at 56 Ellerton Street for the purpose of doing sewing. Applicant: Marcia O'Donnell, 56 Ellerton Street, Chicopee, MA 01020.

ITEM #6

Application for a **Home Occupation License** at 29 Lucretia Avenue for the purpose of doing the work of "Maxam Sewing". Applicant: Virginia Maxam, 29 Lucretia Avneue, Chicopee, MA 01013.

ITEM #7 – Tabled 12-17-07

Application for a Special Permit under section 275-51.1 for the purpose of winter storage of car (temp garage) located at 14 Hillside Avenue. Applicant: Edward Pomeroy, 14 Hillside Avenue, Chicopee, MA 01020.

ITEM #8

Minutes – December 17, 2007





CHICOPEE BOARD OF ALDERMEN

ZONING COMMITTEE

ACCEPTED 2-26-08

MEMBERS

Jean J. Croteau, Jr. Chairman
Dino Brunetti, Vice-Chairman
James Tillotson
George Moreau
John Vieau
Fred Krampits
Donald Demers

MINUTES

January 29, 2008

The following are the minutes of a public hearing held Tuesday, January 29, 2008 at 6:30 p.m. in the Aldermanic Chambers, Fourth Floor, City Hall Annex, 274 Front Street, Chicopee, MA 01013

Members Present

Jean J. Croteau, Dino Brunetti, James Tillotson, George Moreau, John Vieau, Fred Krampits, Donald Demers

Also Present

Kate Brown, Dan Garvey

The meeting was called to order at 6:32 p.m.

ITEM #1

Application for a Special Permit under section 275-50 C (1) & 275-58 E (1) for the purpose of exceeding freestanding sign size to add "readerboard" to the new Burger King Restaurant being constructed located at 1284 Memorial Drive.

Applicant: FPS, Inc., Burger King Franchisee
Stanley J. Paulauckas, President
158 College Highway
South Hampton, MA 01073

Stanley Paulauckas stated that he wanted to have a freestanding sign in front of the new Burger King facing north and south of Memorial Drive.

Alderman Tillotson asked where the sign would stand and if it will be a distraction to drivers

Stanley Paulauckas answered that the sign will be 20ft off of Memorial Drive and will not be any distraction to the traffic.

Alderman Moreau asked how close the sign is to the entrance

Stanley Paulauckas stated the sign is about 25ft from the entrance

Motion made by Alderman Moreau to accept
Motion passed. 7-0 Favorable

ITEM #2 Application for a Special Permit under section 275-50 for the purpose of erecting an awning 5'h x 3' proj x 30' long for Polgold Jewelers over sidewalk located at 61 Cabot Street.

Applicant: Sign Techniques, Inc.
John Lemanski
361 Chicopee Street
Chicopee, MA 01013

Kate Brown stated as long as the sign is safe the planning board has no problems

Alderman Tillotson asked if this sign would fold up

John Lemanski answered no that the sign does not fold

Alderman Croteau stated Mr. Lemanski still owes taxes for his Real Estate Balance of \$47.16 and Water for \$70.03. Alderman Croteau then explained he wants to pass the Special Permit favorably but Mr. Lemanski would have to report to the Aldermanic Office by next Tuesday with receipt from the Treasurers Office showing proof the balance has been paid. If not done by Tuesday then the application for the Special Permit will be brought back to committee.

Motion made to accept with two restrictions:

- 1.) Provide Fire Department with certificate of fire resistance
- 2.) Pay all bills before issue.

Motion passed. 7-0 Favorable

ITEM #3 Application for a Special Permit under section 275-58 C (4) for the purpose of serving alcoholic beverages at the restaurant – Royal Buffet located at 591G Memorial Drive

Applicant: Zhu Lin Royal Buffet, Inc.
Quian Zhu Li, Treasurer (Danny Li)
591 G Memorial Drive
Chicopee, MA 01020

Robert Lefebvre (Danny Li's Attorney) stated the Royal Buffet has been approved to serve beer and wine. There will not be a bar, the beer and wine will be stored in a cooler in the kitchen. It is not a full liquor license.

Kate Brown stated the location is a reasonable place to have it considering Apple Bee's and The 99 are also in the same plaza which have full liquor licenses.

Motion made by Alderman Moreau to accept with one restriction:

1.) Beer and Wine served only

Motion passed. 7-0 Favorable

ITEM #4 Application for an addition of a DBA to a Home Occupation License.

Change to: Bright C. Ukandu
D/B/A B Big Global
211 Poplar Street
Chicopee, MA 01013

Motion made by Alderman Vieau to approve

Motion passed. 7-0 Favorable

ITEM #5 Application for a Home Occupation License at 56 Ellerton Street for the purpose of doing sewing.

Applicant: Marcia O'Donnell
56 Ellerton Street
Chicopee, MA 01020

Motion made by Alderman Moreau to table due to Marcia O'Donnell breaking her ankle and not being able to make it to the committee meeting.

Motion passed. 7-0 Favorable

ITEM #6 Application for a Home Occupation License at 29 Lucretia Avenue for the purpose of doing the work of "Maxam Sewing."

Applicant: Virginia Maxam
29 Lucretia Avenue
Chicopee, MA 01013

Virginia Maxam stated she would like to do her business out of her home.

Kate Brown asked if Virginia would have any employees

Virginia answered she is the sole employee. She is looking for a shop place at the moment and she only takes people by appointment this way there is not any traffic. She stated she usually goes to her customer's home personally and then goes back to her own home to do the work. She has about one customer a month actually go to her house and her drive way is 40ft long so there are never any issues.

Alderman Moreau stated that he has never had any complaints from neighbors so he doesn't see why there would be a problem.

Alderman Tillotson stated the only issue would be parking.

Virginia stated she is definitely looking for more shop space in the future.

Alderman Tillotson stated that Virginia encourage people to park in the driveway this way there will be no issues.

Alderman Croteau asked if any of the machines are noisy.

Virginia then answered the machines are very quiet and shouldn't be a problem.

Motion made to accept to one restriction:

1.) Park customers in driveway

Motion passed. 7-0 Favorable

Item #7 Application for a Special Permit under section 275-51.1 for the purpose of winter storage of car (temp. garage) located at 14 Hillside Avenue.

Applicant: Edward Pomeroy
 14 Hillside Ave.
 Chicopee, MA 01013

Motion made by Alderman Moreau to table due to Applicant calling on Monday, January 28th, 2008 asking for application to be tabled. The Committee then decided to have the applicant to send a letter to wave his 90 day requirements.

Motion passed. 7-0 Favorable

Item #8 Minutes – December 17, 2007

Motion made to accept

Motion passed. 7-0 Favorable

Meeting Adjourned at 7:05 PM.